

CITIZEN COMMENT CARDS
Growth Policy - Town Meetings

CHURCHILL-AMSTERDAM – July 18, 2006

1. **In a few words, what do you value most about living in Gallatin County?**
 - The beauty of blue skies, mountains, etc, but with a town that provides viable economic opportunity.
 - Budget cuts in the GIS Department & Planning Department.
 - Open space.
 - Clean air, open space, views, and lifestyle.
 - My community and freedom of movement.
 - A wonderful place to live.
 - The beauty.
 - Open space. Ability to farm.
 - The culture of honesty and connectedness to the land.
 - Culture, climate, MSU, clear skies.
 - Great farmland (states top). Great views beside urban sprawl & 10-20 acre hobby farm weed patches.
 - Beauty and the people.
 - Climate, aesthetics, services and still close to everything.
 - Peace and quiet and beautiful scenery.
 - The ability to raise my family on our family farm. The farming lifestyle and open space.
 - The closeness to “wild” places. The small, close knit towns of the valley and the views.
 - Natives and like it here.
 - Rural quality of life.
 - Enjoying life in a rural community where people came about each other.
 - Living close to nature
 - Open space, beauty, small friendly town.

2. **What is your biggest concern(s) regarding change as Gallatin County develops?**

- We will become too expensive for average-income people, and have “mini-mansions” dotting the landscape.
 - Like cluster development – recognize that Churchill should be a growth area – 100-year-old community.
 - Having good traffic flow.
 - Environmental, caring for farmers.
 - Too many people, too busy on the road.
 - How are TDR taxed? State fed when sold.
 - Sprawl, loss of community cohesion.
 - Infrastructure.
 - Sprawl – too many people, roads. Main concern ... development using the farmers’ water rights deeded 150 years ago.
 - Turning into Colorado or California.
 - 1: Traffic, developers must improve roads like Amsterdam Road from river to Belgrade. Widen to 5 lanes! 2: We own 3 farms and have trouble giving a lot to our daughters who can’t afford to build or live in this valley we have enjoyed for 4-6 generations.
 - Sprawl, large lots.
 - That development looks nice, but also that everything is equitable, meaning that some people don’t become big winners and other people become confiscated open space through regulations taking away property rights.
 - Too many people moving in and too many subdivisions.
 - The loss of agricultural land, our way of life, the culture of family farms.
 - That the current trends of unsustainable, insensitive patterns of development will continue without regard to environmental, resource, historical or quality as concerns. Proposal should be of highest quality, regardless of “property rights” because we all have an ethical responsibility of protecting resources.
 - Too much growth, traffic, crime and lack of water.
 - That greed by many will be a major problem.
 - Gradual changing of the mores of society as more and more people move in from other areas.
 - Lose of open space.
 - Uncontrolled growth-building, water, over building and subsequent recession, Protection of wildlife
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PROCESS LUNCH – COURTHOUSE – July 19, 2006

1. In a few words, what do you value most about living in Gallatin County?

- The rural character, access to public lands, and great fishing.
- Recreation, open space.
- Open space, beautiful views.
- Rural, low-density population.
- Nice towns, beautiful settings.
- Immediate access to natural resources for recreation; short travel times to community facilities.
- Scenery, “Big” sky, landscape, streams, wildlife all of which make up the quality of life.
- Agriculture, forestry. Limits on urban growth proximity and access to mountains and forests as well as Yellowstone.
- Open space and lack of congestion.
- Small town feeling. Still have open spaces to enjoy (although disappearing quickly).
- The friendliness of the people, the beauty and cleanliness of the natural surroundings.
- Open space – closeness to public lands, recreation opportunities, active, energetic people, MSU, environmental interest and commitment to environmental issues including conservation and wilderness, water quality, and clean air.
- Clean air, clean skies, clean water, access to trails for hiking and Nordic skiing; safe roads for cycling.
- Large variety of outdoor recreation.
- Proximity to open space and recreation. Urban trails availability, friendly neighborhoods, and wildlife.
- Proximity to rest of Montana.
- Quick, easy access to open space and recreation.
- Mountains, accessible public lands, and a vibrant university community in Bozeman.
- Sense of community. Agricultural lands. Open space.
- Walk/bike lifestyle; trails; access to national forest back country; community feeling; open space; local agriculture; proximity to wildlife.
- Beautiful scenery, nearby mountains, open space, clean air, quiet rural life, wildlife I can see from my home – elk, deer, one moose, sand hill cranes, coyotes.
- Access to uncrowded land and national forests.
- Open space! Small town feel, safety of the community.

- Open space, clean air and wildlife; recreational opportunities; downtown Bozeman. (We need to have a meeting in Gallatin Gateway, in the evening. None of my neighbors could attend because they work, or have small children. All eight of the meetings are in Bozeman or north of Bozeman; none are south. We have special issues here: chaotic development and a strip joint on Highway 191; the Gallatin River; wildlife corridors in the foothills; wildfire.)
- Clean air, clean water, vibrant community, open space, agricultural heritage.
- Recreating in the mountains, the spacious views, small town community feel and a safe neighborhood to sleep in.
- What I initially valued is mostly gone. It was the small town in a rural mountain setting, with a college and close to Yellowstone. The mountains, college and Yellowstone are still here, but we have one of the worst cases of small town sprawl I've ever seen. It is so bad that it threatens the mountain environment and Yellowstone ecosystem.
- Sense of community, rural/agricultural character, open space, quiet recreation.
- Proximity to rivers and wild lands, and the wildlife, peace and quiet.
- The environment.
- It is quiet and truly beautiful.
- The original culture (ag/ranch) open space, big skies, recreational opportunities.

2. **What is your biggest concern(s) regarding change as Gallatin County develops?**

- Sprawl – seeing a house in every former patch of pasture or wheat field, and land and housing prices that make it very difficult to live here.
- Central water and waste removal. Pay for these things now, not later. Roads too!
- Two lane roads not able to handle traffic.
- Uncontrolled growth, i.e. development.
- Too much sprawling development.
- Urban sprawl and encroachment on natural resources that utilized by the public.
- Quality of life is being diminished.
- “Wealthy” outsiders who purchase with political power as well as money, anything they want.
- Undirected people lack assurance that i.e. a gravel pit won't open next to them.
- Too much development in a helter-skelter fashion. Growing demand on water resources.
- Loss of the above.

- 1. Unregulated, unpredictable, haphazard growth. 2. Water quality and availability. 3. Transportation issues (congestion & speeding accidents).
 - Increasing traffic, crowding, and pollution, including light pollution.
 - Sprawl.
 - Loss of the values we came here for.
 - Loss of environmental integrity including human environment.
 - Filling up all the open space/farms/ranches.
 - Traffic, water, urban problems such as crime.
 - Loss of community, open space, increased traffic and pollution.
 - Everything above is going away or is threatened.
 - That I will lose the above – that it will become like the over developed big city I moved here from, and dirty air from increased traffic.
 - Over development of former open country, increasing vehicle traffic problems.
 - Too much growth too fast. We're ruining the reasons we all want to live. More is not better.
 - My nightmare is that it will develop the same way as my birthplace north of Seattle: from farms, ranches and some holdings to suburban hell in just a decade.
 - Sprawl, loss of view shed, degradation of air and water quality.
 - Traffic, waiting in lines, too many dogs, increase in crime, and loss of hometown feel.
 - My biggest concern is the management of growth. We were very late getting started consequently we are way behind. It is even more important to complete the job now so we don't keep adding to our problems. Then maybe someday we can begin to reclaim some of the areas that should have never been developed.
 - Loss of qualities that make Gallatin County a great place to live.
 - Further degradation of water resources, loss of wildlife, ranchette sprawl, increasing costs of services, traffic, air pollution, noise, safe walking and bike routes.
 - Lack of open space, traffic. Deterioration of water table.
 - Sprawl.
 - Unbridled growth that impacts (negatively) the natural resources - water, view shed, fertile soil, wildlife – air quality – light pollution.
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BOZEMAN – PLANNING BOARD – COMMUNITY ROOM – July 25, 2006

1. In a few words, what do you value most about living in Gallatin County?

- Until now it was the hometown flavor of everyone helping each other. Its sad to have the commission sell out to the highest bidder. Corruption is throughout the county at the highest levels.
- Open space, quiet pace of life, friendliness.
- The open space, quiet, access to USNF progressive politics (lately), sense of community w/ active citizens in social/political/natural resource issues.
- Open space, agriculture, wildlife and habitat, good community, ruralness.
- Open land, agricultural landscape and community, mountains, recreation, friendly town, slow pace of life, sense of community, knowing our neighbors! Leaders, wildlife.
- Quality of life, low density.
- Open space, clean water, clear air, high quality of life, and wildlife.
- The small university town surrounded by fertile ag land, recreational opportunities, open lands, wildlife, clear air, good water.
- Open space, small town feel, community.
- Access to quiet recreation, alpine vistas: quiet country road, open space.
- Outdoor oriented lifestyle; homey, comfortable feel.
- Quality of life!
- Thank you for having these meetings ... great idea!
- Quality of life, wildlife, scenery, rivers, community trails, rural heritage, sense of community.
- Wildlife, clean rivers, open space and scenery. Amenity of Bozeman and MSU.
- Level of overall awareness, subsequent potential for innovation.
- Wildlife (need corridors for them); clean, accessible rivers and streams; clean air.
- Open space, wilderness and wilderness access, community.
- Open space.
- Clean air, recreation availability.
- Open spaces, wildlife, vistas, friendly people, recreation opportunities.
- Open space, smaller population, proximity to trail and public lands.
- Lots of places to hike and x-country ski. Not too crowded, mountains, Yellowstone National Park. Most services (e.i. hospital, stores, etc.) available. MSU close by, cultural offerings (symphony, lectures, etc). Relatively quiet, clean air (usually).

- Quality of life, clean air, clean water, open space, sense of community, access to quiet recreation.
- Clean-cut living, outdoor activities, good schools, low crime.
- Small communities with access to outdoors and cultural activities.
- Open space, small-town feel.
- The small town feel, with big-town minds.
- Recreation in wild places.
- Open space and rural drives.
- Open space.
- Our beautiful open space.
- Relatively clean air. Mountain views, ability to walk/ride my bike to many places for pleasure and commuting.
- The open space and small town, friendly atmosphere.
- Cool climate, clean air.
- Relatively abundant clean water, clean air, quiet, dark skies, proximity to public lands for hiking and skiing, little traffic, slow pace, friendly people, low crime.
- Open space, clean air, pure well water, nature and wilderness.
- Open space; visual space so mountains can be seen; agricultural land; accessibility of rivers and mountains; a functioning downtown Bozeman which keeps commercial development off of open space.
- That it is not Denver (Boulder); wild lands close town; open working rural lands; not (too much) sprawl (yet ...); wildlife (real wildlife, wolverines, etc.)
- The ease of accessing hiking trails with few people on them, historical downtowns still viable, still very friendly and mostly accepting people.
- Access to rivers and streams, inspiring vistas, good schools, access to forests and mountains, good people.
- Small-town feeling.
- Openness, clean air and beauty all around.
- Clean air and people.
- Recreational opportunities out my back door. Small campus nearby to all the education available.
- 100-year old family roots and the beauty of the people and the land here.
- Environment.
- The abundance of nature.
- Open space, quality.
- Open land.
- Trails and other recreation opportunities.
- Small town feel of the county, but big town economic opportunities.
- Natural Beauty
- The openness and beauty of agricultural fields.
- Beauty of the area, access to outdoor recreation and low population

- Open space, historic and cultural resources, and natural amenities, including views, wetlands, waterways, etc.
- Small town atmosphere, friendly community, open space, and natural beauty.
- The prosperity of the area.

2. What is your biggest concern(s) regarding change as Gallatin County develops?

- Fairness to both the environment and developers.
- That nothing will be done to manage growth.
- Citizens disconnected from the land and their personal impact on world (Gallatin County) by individual decisions.
- Rapid rate of change, the immense amount of money and power, greed, poor planning & growth, poor construction, loss of uniqueness, wildlife, rural character, loss of farmland, community feeling.
- Loss of ag land and wildlife habitat. Growing congestion, pollution. Increasing pace of change; getting too crowded, less friendly.
- Loss of agricultural land.
- 1 per 160 but no less, TDRs, conservation, easements, cluster incentives.
- Uncontrolled growth.
- Sprawl, loss of ag land.
- Growth, sprawl.
- Sprawl, traffic, housing costs, tourist/second-home community.
- Sprawl – both residential and commercial throughout the county.
- Sprawl, loss of open space, development of inappropriate areas (river corridors, etc.)
- Destruction and fragmentation of environmental life support system, loss of quality of life, loss of community.
- Loss of wildlife habitat and corridors, clean water in East Gallatin and Gallatin River, loss of open space.
- Long-term sustainability. Can't continue to focus on quick \$ at the expense of our long-term vitality. Should strive to be a role model for the rest of our nation along the lines of land use, energy efficiency (concentrated populous), ag sustainability.
- Loss of ground water; loss of wildlife habitat.
- Loss of open space, crime rate increase, traffic.
- Too many people.
- Loss of recreation opportunities (for example bike riding is a lot more dangerous than 20 years ago).
- Sprawl, loss of open spaces, loss of wildlife habitat.
- Unregulated population density, sprawl, loss of open space.

- Congestion, traffic jams, air pollution, overuse of recreation opportunities, noise, lights at night (can't see very many stars now). Water shortages, loss of wildlife (e.g. Mt. Ellis elk herd).
- Cost of living rising, traffic patterns adding to stress, reduced quality of life.
- Maintain the above.
- Poor connectivity as areas grow together (i.e. Black Bull Run being allowed to cut off Oak Street access to Jack Rabbit Lane).
- Too much unplanned development, poor zoning, too few building regulations.
- Not enough inner –city development.
- Massive growth without planning.
- Sprawl.
- Sprawl.
- Influx of big boxes, sprawl and traffic patterns.
- Traffic jams and dirty air.
- Unplanned growth.
- Too much congestion.
- Over population and sprawl will (has already) diminish the values listed above.
- Haphazard development ignoring the bigger picture and resulting in less open space with smog, poor water requiring chemical treatment and depletion of natural vegetation and wildlife. And what about our water?!
- Uncontrolled development, which treats each subdivision as a separate entity having nothing to do with overall sensible planning.
- Sprawl, wasted ag land, water, encroachment on wild lands, taxpayers supplementing developer costs; aesthetics.
- That we will look like every other city/county in the country and at the same time become so expensive that we will lose any diversity we have now.
- Traffic, loss of solitude, crowding of park, trails and rivers, lines, loss of downtown vitality, more tension.
- Crowding increases uses of resources. Growth is expensive and city/county are not keeping up. Traffic is bad and doomed to worsen. Water is a concern! Actually, my biggest concern in the past has been County Commissioners lack of ability/foresight to plan for predicted astronomical growth. I'm pleased with their new energy towards growth planning.
- That the present "sprawl" would continue to encroach the land.
- Not keeping the richest farmland on earth.
- County leaders will not have the courage to zone – as needed. I worry that political aspirations will over shadow the right thing to do. Please consider zoning.
- Lack of land use plan will destroy the open space and quality of life.
- The destruction of nature.

- Planning.
 - Traffic and too many wide and busy streets. Gallatin County needs a better traffic plan.
 - Complete and utter loss of open fields, space, etc. in valley – I fear it will look like New Jersey, or like west of the mall!
 - That land use decisions aren't being made with understanding of natural and scenic assets. Very concerned about lack of zoning protections for most of the county.
 - Unregulated growth.
 - Place turning into Anaheim
 - Impact of growth and development on ground water; traffic congestion, pollution
 - Increased population and traffic loss of access to fishing, hiking, etc as the wealthy purchase the land and out off access to the public.
 - Sprawl, rapid unchecked growth, lack of comprehensive zoning in county, lack of cooperation between county and city for long-large planning.
 - Sprawl development: visual/light/noise pollution; pharmaceuticals, endocrine disruptors and personal care products in water supply; well and septic systems proliferating; noxious weeds; fragmentation of wildlife habitat; traffic; low-density development; single purpose development; conversion of agricultural land; affordable housing.
 - Loss of people treating each other well.
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BELGRADE – CITY HALL – JULY 31, 2006

1. In a few words, what do you value most about living in Gallatin County?

- Big farms & ranches; open space.
- Relative safety, clean air, water.
- Rural areas, people, landscape.
- The freedom of open country.
- Scenery, weather, schools, quality communities with friendly people.
- Open space proximity to public lands, wildlife.
- Rivers and the beauty.
- The beauty of the landscape and sense of community.
- Open land and wildlife.
- An agricultural landscape.
- Its beauty, its people and its opportunities.
- Open land and saving the farmland.
- It is home.
- The open farmland.
- Rural character.
- Open spaces, friendly communities, real working ag.
- The feel of open spaces. The beauty of the mountains and valleys
- The natural and agronomic surroundings.
- Small town community feel; access to good hiking and outdoor sports; decent economy balanced with decent environment.
- As I think about this I guess the open space we have left is certainly about the only valve of significant quantity left.
- Natural beauty of the area, many recreational opportunities close by.
- Community

2. What is your biggest concern(s) regarding change as Gallatin County develops?

- Fertile ag land turned to residential, loss of wildlife habitat, parcels created with no review (family transfer & remainder parcel loopholes).
- It will become a landing zone for wealthy people – no middle class – service class and the rich.
- Development not along interstate.
- The loss of freedom, because with it goes (comes) more regulations.
- Traffic, water.

- Too many people, too much traffic, taxes for schools, etc.
 - Water and sewer.
 - How well we plan for growth so that we protect our beautiful landscape.
 - Road/traffic congestion; exclusionary zoning; unmanaged growth in rural areas.
 - The “ravaging” of land by developers who have no personal commitment to the area.
 - Lack of balance between urban and rural development.
 - No regulation! I like your proposal, your ideas. They are very well thought out. Good job.
 - Loss of rural values.
 - Having houses built everywhere. Big houses on hillsides with roads that destroy the beauty of the natural hills.
 - Education infrastructure, tax-base disparity, traffic.
 - Rural sprawl wrecking the above (open spaces, friendly communities, real working ag).
 - Too much development – done poorly.
 - Haphazard development and its attendant demographic additional infrastructure problems.
 - Elimination or restriction of access to public lands; rising cost of infrastructure improvements due to growth being pushed on the residents and not the developers.
 - Urban sprawl, gentrification of rural areas with subdivisions resulting in very inefficient extension of services both support and emergency also the traffic overwhelming out still rural infrastructure.
 - Too much growth too fast.
 - Increased crime.
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SEDAN – AUGUST 8, 2006

1. **In a few words, what do you value most about living in Gallatin County?**
 - Open space – rural land conservation.
 - Open space – being at the end of the road.
 - Open space.
 - Open space and low development.
 - Living in the part of the county where there are very few houses.
 - Sedan, the people, and view. (The lack of people)
 - Natural environment.
 - Open Space.
 - It is a nice part of the country with much diversity and favorable lifestyle.
 - The charm appeal and solitude of Sedan as a small, quiet, historic agricultural community.

2. **What is your biggest concern(s) regarding change as Gallatin County develops?**
 - Gallatin Valley has the richest land in the country and it is going into subdivisions.
 - Uncontrolled growth.
 - Too much development.
 - Development of rural areas.
 - Urban sprawl
 - Water Quality
 - Sprawl
 - Metro-Sprawl
 - The loss of ag land to developers.
 - That Gallatin County's sprawl will ruin what we so value over here in Sedan. A slow-paced, peaceful environment with few people.

DRY CREEK – AUGUST 15, 2006

1. **In a few words, what do you value most about living in Gallatin County?**
 - Rural nature, open space, safe place to raise kids, quiet
 - I used to value the wonderful hay fields, open lands, lack of light pollution at night- that is fading
 - Still has a country feel with some good open space and old farms and good people
 - Open space – wildlife – ag community
 - Autumn, spring, Summer in that order. Winter is yuck!

 2. **What is your biggest concern(s) regarding change as Gallatin County develops?**
 - Too many small acreage home sites with too many horses, woods, contamination of water
 - Houses everywhere, people everywhere, traffic. Too many who do not value the beauty in leaving the land as it is
 - All land being sold off with no restriction on planning
 - That we over develop without any planning.
 - Too many “wanna be natives” who have been here long enough to not want anymore folks and are telling us folks who are real natives what to do with our property!
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MANHATTAN – AUGUST 16, 2006

1. **In a few words, what do you value most about living in Gallatin County?**
 - Open space.
 - The rural aspect, the beautiful scenery.
 - Hiking trails/biking trails/river access.
 - Open space, quality of life.
 - Recreational opportunities.
 - Quality of life.
 - Being close to rivers, mountains, and recreation in natural settings.
 - Natural beauty/open space/urban amenities/MSU.
 - The rivers, the mountains, the wildlife, the highly educated people.
 - Mountain environment.

- Open space, beautiful area
- Born and raised here. It's home! I like the clean air (most of the time), the mountains, the view, and the climate. It's home!
- Three months: June, July and August are great; otherwise the climate is too cold.

2. It is your biggest concern(s) regarding change as Gallatin County develops?

- That it will all be over developed.
- That it will soon be all houses, and little open space.
- No planning.
- Loss of open space.
- Growth manageability and keep rights of people. Traffic issues.
- Keeping growth managed.
- Traffic/congestion/sprawl.
- Too many people everywhere we go – too much traffic – too much beautiful farmland being covered up.
- No great concern.
- That government will interfere!
- Too many people-water? High density makes people go crazy.
- The right to do what you want with your land (especially marginal farm ground).
- The county commission is becoming a little dictatorship with their zoning frenzy.

THREE FORKS – AUGUST 22, 2006

1. In a few words, what do you value most about living in Gallatin County?

- Rural living
- The education, medical, and professional services that are available now. Then in a short time you can be in the woods, or on a river.
- Rural qualities, recreation, open space
- I value being able to live in a small town like Three Forks where I still know all most everyone.
- As more people move into this county, my quality of life decreases and ... (cannot read handwriting).
- Scenery, open space, hunting and fishing, outdoor recreation.
- I have lived her for 75 years and went to school in Bozeman for 7 years. I value the freedom we had with fewer people and the beauty of the valley with clean air we used to enjoy.

2. It is your biggest concern(s) regarding change as Gallatin County develops?

- Not a good plan for it
- Protect ground water, for agriculture to continue unmolested
- Cultural change
- Sprawl, traffic, septic systems, and water wells-the ability to pay for services.
- The costs of providing services to more people. More people leads to more trash on roads, public lands and private property.
- Loss of the above.
- Traffic, schools, demands on a finite amount of water, both underground and above ground.

GALLATIN GATEWAY – SEPTEMBER 12, 2006

1. In a few words, what do you value most about living in Gallatin County?

- Ready access to National Forests and surroundings open agricultural land.
- Recreational opportunities.
- A small slice of what Montana used to be about.
- Nearness to wilderness.
- Rural atmosphere.
- My grandchildren are here.
- Amenities – environmental area, access to public lands.
- Quality of life, scenery, quiet, open spaces, places to walk and ride, wildlife habitat.

2. It is your biggest concern(s) regarding change as Gallatin County develops?

- Sprawling development and loss of open land.
- Sprawl and regulations that aren't flexible.
- The irresponsible political structure in Bozeman, including this Board.
- Too many people, too much traffic.
- Population growth.
- Loss of agricultural land.
- Government.
- Urban sprawl into rural areas.

- Urban densities, inadequate capacity for traffic, etc.
- Sprawl, lack of pedestrian/bike corridors to town (or anywhere), speeding on roads, pedestrian/bike safety, litter, losing agricultural communities, traffic, loss of wildlife habitat.